Deals 3230 Tidewater Drive



Lafayette Boulevard Pedestrian Commercial and Residential Overlay Development Certificate



City Council July 10, 2012

Deals Area

- In the Fairmount Park neighborhood
- Zoned C-2 (Corridor Commercial) and PCRO-Lafayette Boulevard
 - Requires Development
 Certificate for building
 modifications
- Previous site of DJ's Music





Deals Building

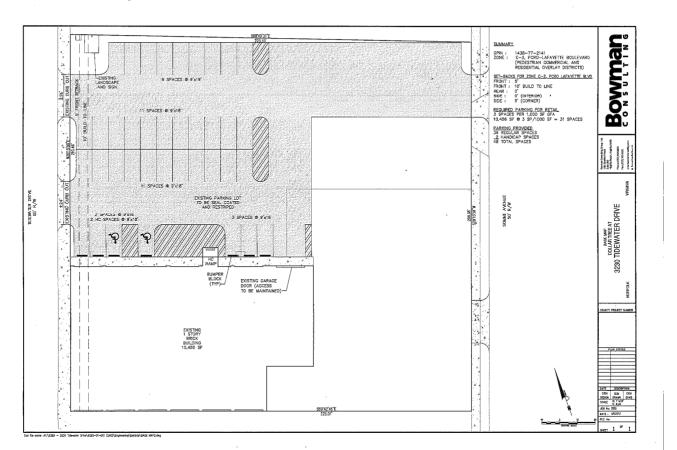
- Building has been under code enforcement action
 - Initial renovation steps initiated
- Major renovation of building





Deals Site Design

 Variance for building placement approved by BZA on May 17



Deals Development Certificate Waivers

- Three waivers required
 - More than one curb cut on Tidewater Drive
 - Two curb cuts permitted and in place
 - Parking area landscaping
 - Existing parking lot
 - Landscaping will be provided on Tidewater Drive
 - Freestanding sign
 - Existing sign



Recommendations

- Staff Approval, including the requested waivers
 - Based on existing site conditions
- Planning Commission Approval, 4-3
 - Majority acknowledged the requested waivers were supported by existing conditions and that the sign was needed for visibility
 - Minority opposed granting the waiver for the freestanding sign, believing the project had adequate signage without it